



# WELCOME!

The St. Louis Development Corporation (SLDC) and HNTB, the lead consultant, would like to **Welcome You** to the Port/North Riverfront Land Use Study Public Informational Open House.

The purpose of the meeting is to share an overview of the Study process and goals, and progress since the first meeting held in Spring 2011. You will have the opportunity to view and comment on various analysis and assessments gathered by the project consultant team.

Your input will be used to assist the project team in developing a comprehensive land use plan for the North Riverfront area.





PORT/NORTH RIVERFRONT  
LANDUSE STUDY

# PROJECT OVERVIEW

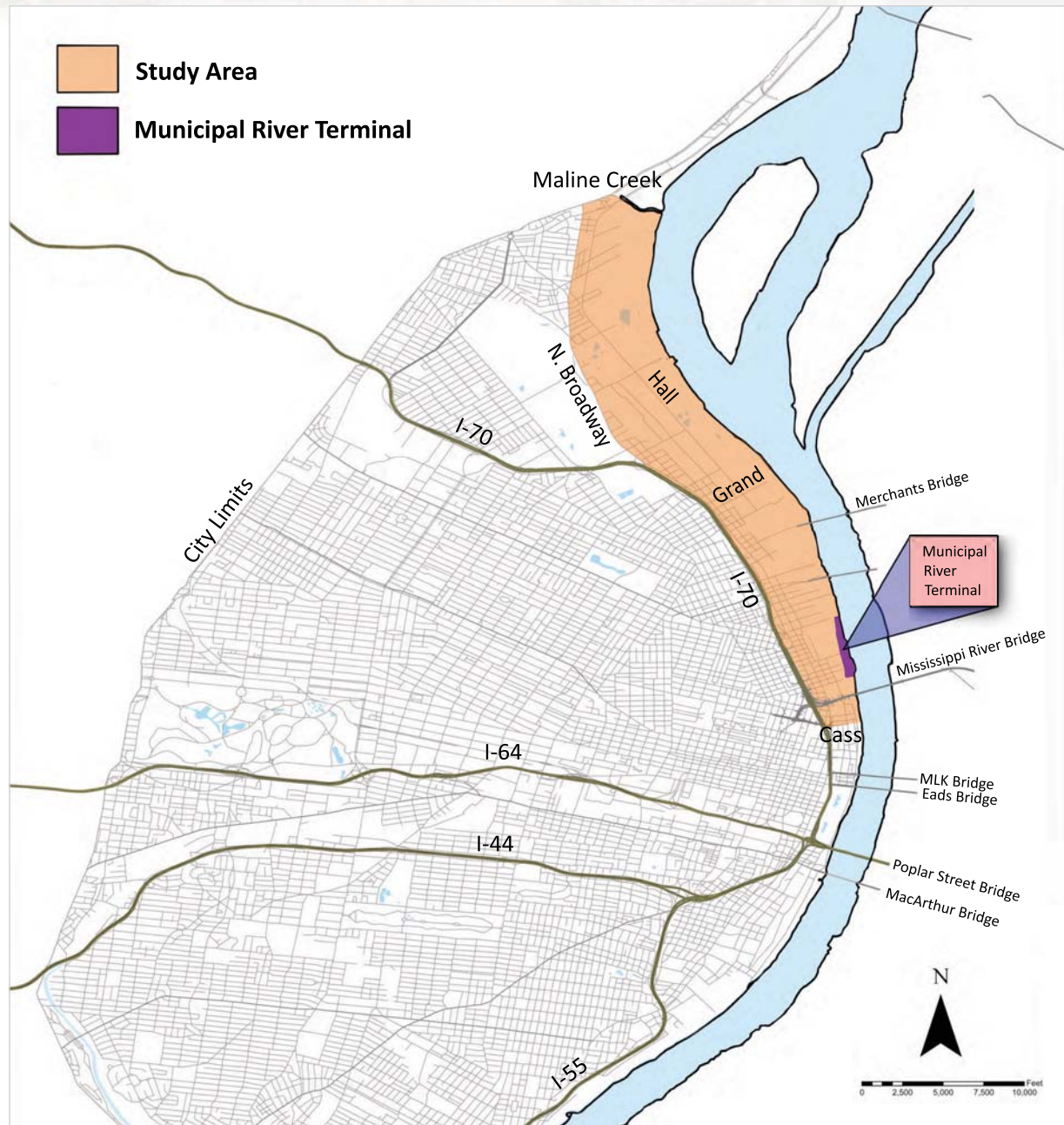
At this station, you will learn about the Study's  
purpose, process and schedule.

In addition, you will learn key facts about the area.





## AREA MAP





## STUDY OVERVIEW

The North Riverfront area of the City is poised to be a premier multimodal hub for the central United States region. Building on the existing land and infrastructure strengths within the Study corridor, the City of St. Louis and the St. Louis Development Corporation (SLDC) have been exploring options to continue redevelopment efforts there since the early 1990s.

SLDC, in coordination with HNTB (the lead consultant firm), will develop a Land Use Plan for the area. The Study Team will explore options to expand the Municipal River Terminal, coordinate with regional partners in Missouri and Illinois to promote area commerce, work with existing businesses on expansion opportunities, assess supply-chain shipping options, and create options for investors to develop and redevelop in vacant and underutilized land, ultimately:

- **Stimulating Economic Growth and New Jobs**
- **Creating New Business and Development Opportunities in the Area**
- **Positioning the Municipal River Terminal (MRT) to Become a Leading Hub in the Region**

### SUCH EFFORTS INCLUDE:

- ✓ Conducted a Market Analysis to assess business and developer needs and opportunities in the area. This assessment will set the parameters for determining how the City can support those needs, and what incentives could be recommended for attracting new business and development to the area.
- ✓ Conducted a Market Analysis to determine future opportunities for freight and cargo through the Municipal River Terminal.
- ✓ Analyzed Infrastructure including land use, zoning, circulation, freight, utilities, bike/pedestrian facilities, and sustainability.
- ✓ Developing a Strategies and Implementation Plan for short and long term priorities, organizational structure, and funding.
- ✓ Creating a Marketing and Branding Plan to market the options recommended.



## PROJECT FACTS

### PROJECT AREA

- The Study Area encompasses 3,000 acres of land along the North Riverfront, stretching from the north edge of downtown to Maline Creek, and west to Interstate 70 and North Broadway
- City's Best Location for Industrial Growth
- 800-1,000 acres of vacant/underutilized land
- Industrial space available immediately
- Density of existing trucking terminals

### PORT OF METROPOLITAN ST. LOUIS (PMSL)

- PMSL, as defined by the Army Corps of Engineers, stretches 70 miles of the Mississippi River along the Missouri and Illinois banks, and facilitates both Missouri and Illinois Ports
- PMSL is America's second largest inland port by trip-ton miles, and third by tonnage
- PMSL is the northernmost lock-and-ice free port on the Mississippi
- PMSL handles approximately 33 million tons of freight annually
- PMSL includes the City of St. Louis Riverfront
- The City has approximately 19 miles of shoreline along the Mississippi River
- St. Louis Port Authority manages 49 lease agreements with various users, including 27 acres of the MRT

### MUNICIPAL RIVER TERMINAL (MRT)

- Intermodal Facility
- 670-foot North dock, and 800-foot South dock
- Construction is underway to build a new Middle dock to connect the North and South ends, resulting in one 2,000 foot dock
- Covers 27 acres, with 90,000 square feet of warehouse space
- Approximately 2 million tons of freight cross the MRT annually
- Major throughput includes coal, salt, grain, chemicals, steel, and scrap metal

### BUSINESS/INDUSTRIAL COMPANY PROFILE

- Estimated 10,000 jobs in the area
- Approximately 560 existing businesses



## PUBLIC MEETING #2

## PUBLIC MEETING #1

**PUBLIC MEETING #3**

## EXISTING DOCUMENT STUDY

## MARKET FEASIBILITY & ECONOMIC IMPACT

## INFRASTRUCTURE ANALYSIS

## STRATEGIES & IMPLEMENTATION PLAN

## MARKETING PLAN

**FINAL REPORT** ●





# TRANSPORTATION

Over the past months the consultant team has been exploring opportunities to build on the synergy of existing transportation infrastructure in the Study Area, such as the Municipal River Terminal (MRT), I-70, local streets, and railroads. The goal is to recommend solutions that will improve circulation within the Study Area.

At this station, you will view exhibits that highlight highway, street, pedestrian, and rail improvements and connectivity.



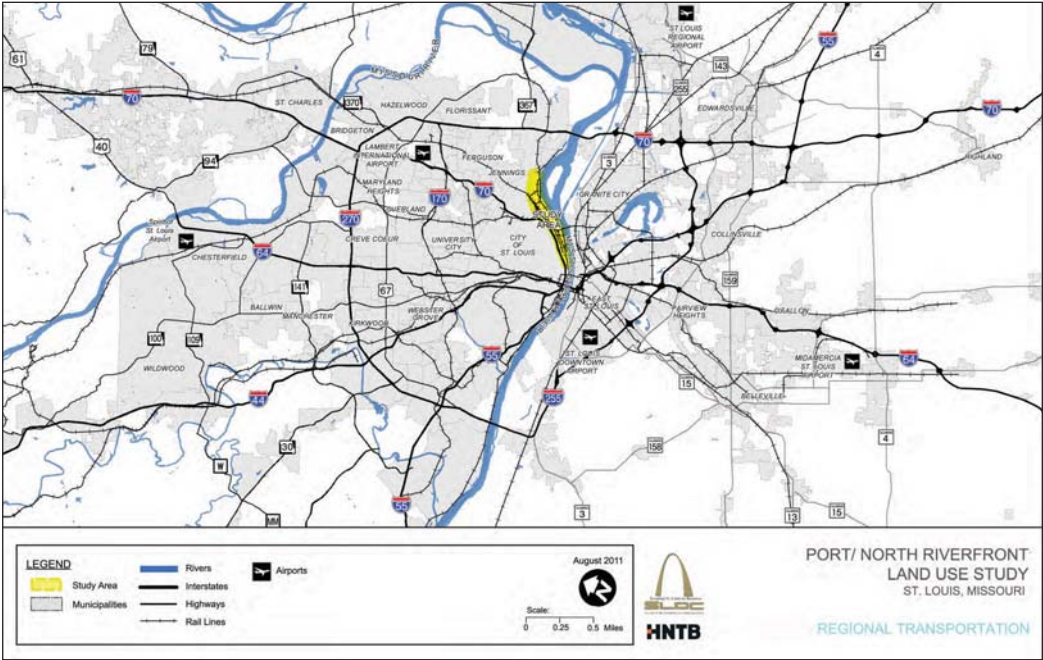
Rail Network



Street Network



Regional Transportation





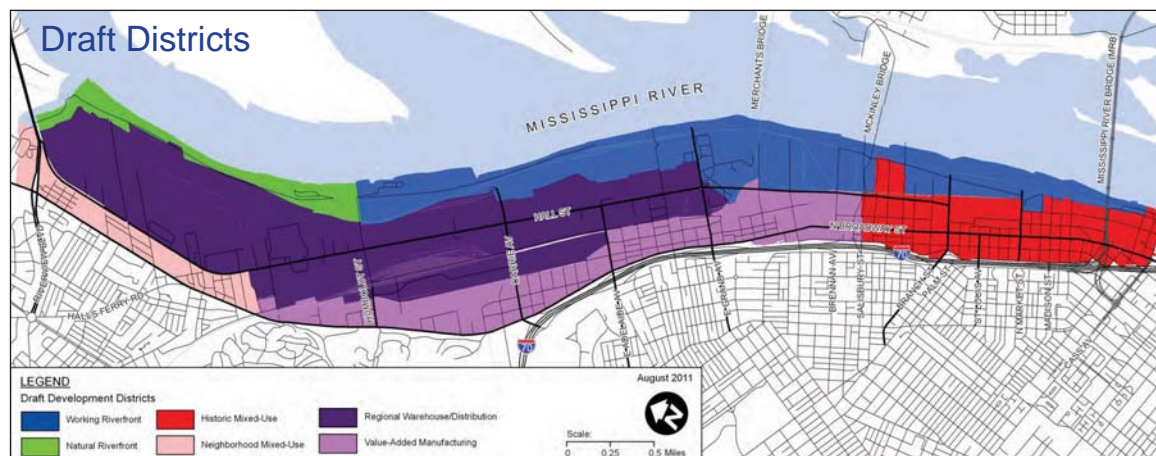
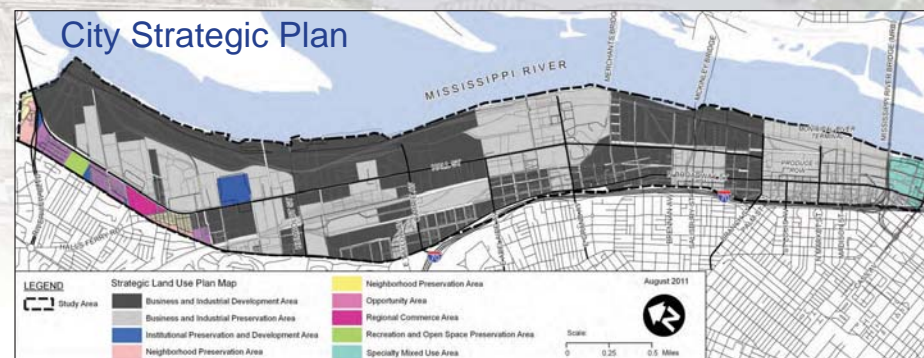


# LAND USE ANALYSIS

Over the past months the consultant team has been exploring future development opportunities in the North Riverfront. These opportunities include strategies to revitalize the area; retain and strengthen existing businesses; and to attract new businesses.

At this station, you will view exhibits that illustrate existing and proposed land use strategies for the North Riverfront.









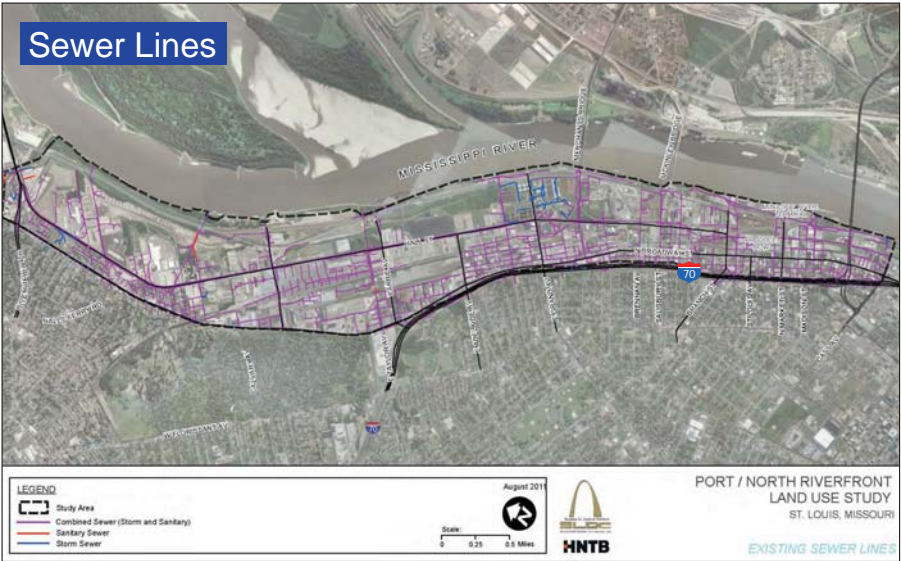
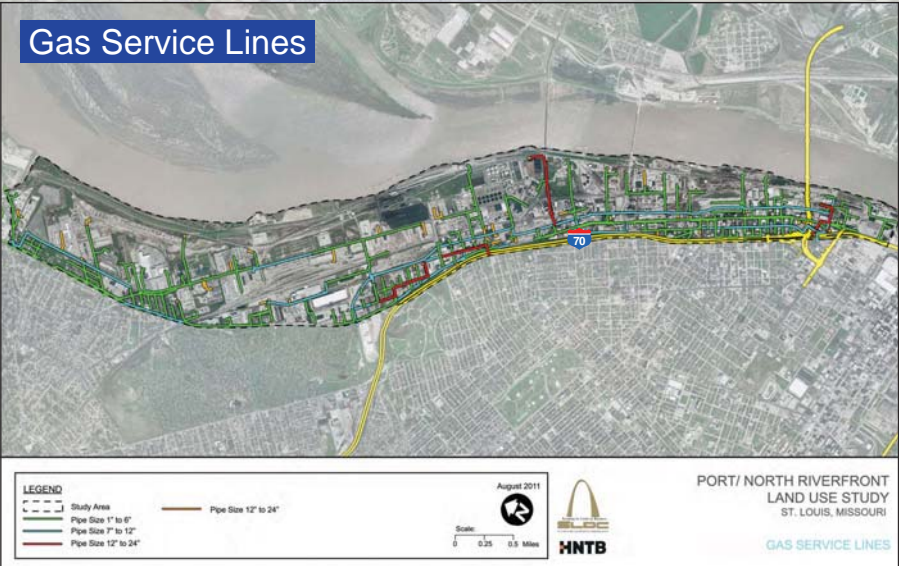
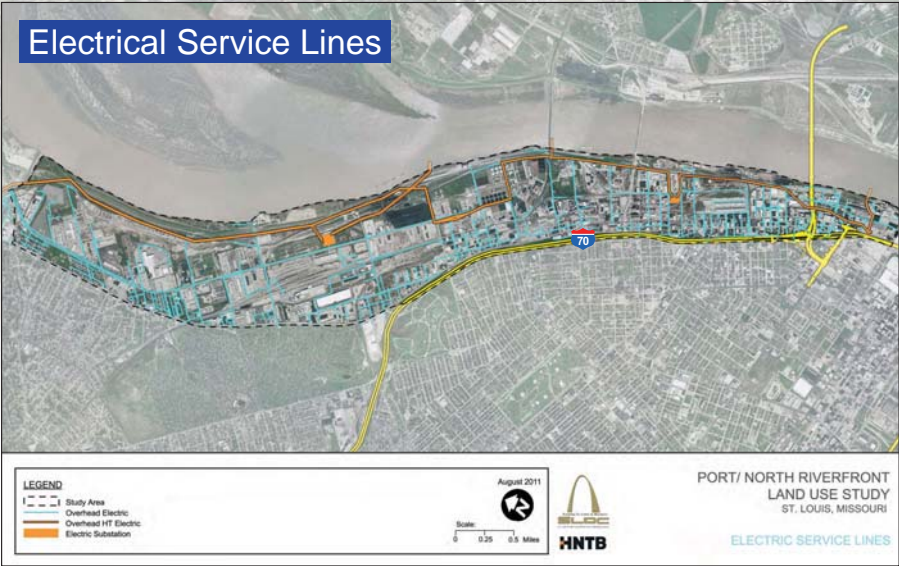
PORT/NORTH RIVERFRONT  
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# INFRASTRUCTURE ANALYSIS

Over the past months the consultant team has been examining stormwater and other utility conditions to determine the effects they have had on property owners and potential development along the Study area.

At this station, you will view exhibits that show the location and types of existing utilities that serve the Study Area.









# ATTRACTIONS, RECREATION, AND SUSTAINABLE DESIGN

The Study Area is surrounded by several recreational amenities, attractions, and sustainable infrastructure such as: the Riverfront Bike Trail, the Branch Street Trestle/McKinley Bridge Bikeway, the new Mississippi River Bridge (MRB), Mary Meachum Freedom Crossing, and the Arch Grounds.

At this station, you learn about potential opportunities to build upon existing attractions and recreation amenities in the area, as well as the creation of new sustainable opportunities that will support future growth and development along the Study Area.





# SUSTAINABILITY







# MARKET ANALYSIS

The exhibits highlight existing and emerging market sectors as well as potential job and growth projections within the Study Area.

At this station, you will learn about the Strengths, Weakness, Opportunities, and Threats (SWOT) assessed by the consultant team.



<div>S</div> <div>STRENGTHS</div>	Mississippi River • Interstate Highway Access • Multiple Rail Lines Port & Shipping Facilities • Lower Per Unit River Transport Costs Central Location in North America • Lock Free to New Orleans Existing Diversity of Business Anchors • Wide Array of Incentives
<div>W</div> <div>WEAKNESSES</div>	Regionally Overbuilt Industrial Market • “Unrestricted” Zoning Land Assemblage Complexities • Rail and Truck Access Conflicts Image & Safety Perceptions • High Construction Costs Lack of Overall Management
<div>O</div> <div>OPPORTUNITIES</div>	Foreign Exports & Imports • Container Barge Growth Intermodal Distribution Centers • High Tech Manufacturing Land Assembly & Redevelopment • Distribution Hub from All “Three Coasts”
<div>T</div> <div>THREATS</div>	<div>REGIONAL COMPETITION:</div> New Industrial Parks • Mega Distribution Centers • Other Ports  <div>COMPETITION FROM OTHER REGIONS:</div> Kansas City • Indianapolis • Cincinnati • Memphis • Pittsburgh



## Summary of Competitive Industrial Development Areas

NAME	SUBMARKET	LOCATION	RENTABLE BUILDING AREA	CURRENT OCCUPANCY	LEASE RATE
Gateway Commerce Center	Metro East	I-270/I-255	9,448,896 SF	89%	\$3.64
Earth City	North County	I-70/ Earth City Exp	9,352,294 SF	81%	\$3.49
The Fountains	St. Charles County	MO 370/ New Town Blvd	1,995,675 SF	95%	\$3.21
Park 370	North County	MO 370/ St. Louis Mills	1,839,258 SF	66%	\$3.92
West 70 Commerce Center	St. Charles County	I-70/ Salt Lick Rd	1,386,922 SF	100%	N/A
St. Louis Commerce Center	St. Louis City	N Jefferson/ MLK Dr	487,000 SF	89%	\$4.33
North Park	North County	I-70/ North Hanley Rd	121,253 SF	44%	\$5.95
Premier 370	St. Charles County	MO 370/ Truman Rd	30,000 SF	100%	N/A
TOTAL/AVERAGE			24,661,298 SF	85%	\$3.59
Port/North Riverfront	St. Louis City	N. Broadway/ River	13,900,000 SF	91%	\$3.31





**JOBS TODAY:**

**10,000**

**JOBS IN 2035:**

**11,200-12,500**

**GROWTH**

**12%-25%**

Same growth projection  
as U.S. economy

## PRIMARY TARGET SECTORS

- Commercial Construction
- Specialty Trade Contractors
- Nonmetallic Mineral Product Manufacturing
- Furniture and Related Product Manufacturing
- Miscellaneous Manufacturing
- Wholesalers, Durable Goods
- Wholesalers, Nondurable Goods
- Rail Transportation
- Water Transportation
- Truck Transportation
- Support for Transportation
- Warehousing and Storage
- Professional, Scientific and Tech Services





# PUBLIC COMMENTS

## RESULTS FROM FIRST PUBLIC MEETING

Over the past months the consultant team has met with several community stakeholders, and hosted a public open house to garner input on the issues that impact local businesses, communities, and future development and growth along the Study Area.

The following exhibit highlights the most common themes that resonated from the meetings.





## PUBLIC WORKSHOP #1 COMMENTS

Question: What improvements would you like to see in the area?

### INFRASTRUCTURE

“Better sewer infrastructure to support heavy rain falls.”

“Roadway improvements.”

“Better access to rail, waterways, and highways.”

### LAND-USE

“Strategies for abandoned/vacant buildings and sites.”

“A cohesive plan.”

“Take advantage of multi-modal strengths (highway, rail, river).”

### RECREATIONAL / SUSTAINABLE DESIGN

“Urban agriculture.”

“Safe connections to the Riverfront Trail and the neighborhoods.”

### AESTHETICS / ENHANCEMENTS

“More amenities (restaurants, etc.)”

“More sidewalks and street lights.”

“General clean-up and better security.”



Questions: What is your vision for the North Riverfront Business Corridor?  
How would you describe the area 20 years from now?



“A vibrant, sustainable, multi-use corridor that celebrates the river, industries, and recreation.”

“A worldwide manufacturing/shipping hub. Taking full advantage of intermodal opportunities with our access to highway, river, and rail.”

“A revitalized area with new products and jobs.”

“More recreational opportunities.”

“Eco-tourism. Make St. Louis’s riverfront the greatest in the world.”

“A vital business corridor taking advantage of mix-use, industrial, shipping, and manufacturing opportunities.”

“Infrastructure and land-use strategies that would encourage development and investment.”